BOOK 5849 PAGE 385

This instrument prepared by:

Seymour Samuels, Jr.
501 Union Street
Suite 701
P. O. Box 2707
Nashville, TN 37219

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Subscribed and sworn to before me, this the 30 day of January, 1982.

My commission expires: July 23, 1985

Notary Public

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
J. Campbell Jenkins (Name)	Tennessee Realty Co. (Name)	Map 106-01
396 Murfreesboro Road (Street Address)	396 Murfreesboro Road (Street Address)	Parcels 49 & 50
Nashville, TN. 37210 (City) (State) (Zip)	Nashville, TN. 37210 (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ninety-Five Thousand and No/100 (95,000.00) Dollars MARGARET BYRD MITCHELL, a single person, and MARY ANNE RICKERT have bargained and sold, and by these presents do transfer and convey unto the said J. CAMPBELL JENKINS, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being all of Lot No. 6 and part of Lot No. 7 as shown on the map of the land of the heirs of Mrs. Mary Byrd, deceased, as of record in Book 547, page 23 of the Register's Office of Davidson County, Tennessee and more particularly described as follows:
>
> Beginning at the southeasterly corner of Lot No. 6 as shown on said map; thence N 18 1/2° E 191 feet, more or less, to the southerly margin of Elm Hill or Stones River Pike; thence westwardly with the southern margin of said Pike 152 feet; thence southwardly in a straight line to a point in the northerly margin of the Murfreesboro Pike as widened; thence with the northerly margin of the Murfreesboro Pike eastwardly 143 feet to the point of beginning.
>
> Being the same property conveyed by deed to Mary Anne Rickert by Margaret Byrd Mitchell who reserved unto herself a life estate; said deed being dated June 26, 1980, and recorded in Book 5627, page 531, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Campbell Jenkins, his heirs and assigns, forever. And we do covenant with the said J. Campbell Jenkins that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unemcumbered, except for a lease to Tennessee Realty Company to which this conveyance is assumed by grantor subject and except for 1982 real property taxes/and easements and restrictions of record as to all of which this conveyance is subject. And Margaret Byrd Mitchell and Mary Anne Rickert do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said J. Campbell Jenkins, his heirs and assigns against the lawful claims of all persons whomsoever.

mar BBM wsr

William S. Rickert, the husband of Mary Anne Rickert, joins in this deed for the sole purpose of conveying any homestead or any other marital rights he may have in the foregoing property.

WITNESS MY HAND on this 30th day of January, 1982.

Margaret Byrd Mitchell
Margaret Byrd Mitchell

Mary Anne Rickert
Mary Anne Rickert

William S. Rickert
William S. Rickert

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Byrd Mitchell the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Jefferson Co Kentucky, this 30th day of January, 1982.

Evelyn M Daily
Notary Public

My commission expires: 12/31/83

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Anne Rickert and her husband, William S. Rickert, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Jefferson Co. Kentucky, this 30th day of January, 1982.

Evelyn M Daily
Notary Public

My commission expires: 12/31/83

RUSH

G 78819

IDENTIF. REFERENCE

FEB 5 10 28 AM '82

FELIX Z. ... COUNTY REGISTER
DAVIDSON COUNTY, TENN.

CHECK

6371

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5849 PAGE 388

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			95000.00- CO	
			247.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 256.50-	
1439A02/05/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 78819

IDENTIF. REFERENCE

FEB 5 10 28 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 866023